



Apartment Two-bedroom (3+kk)

€ 815 530 | CZK 19 850 000

95.6 m², Prague 7, Holešovice, Tusarova





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Total area	121 m²
Floor area*	96 m²
Balcony	9 m²
Terrace	17 m²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109809

This apartment with an interior flooded with daylight, a southern terrace, and balcony facing north onto the courtyard will be located on the top floor of an architecturally bold residential project—an Art Nouveau house from the early 20th century impressively combined with a modern extension in an attractive location in Prague 7 - Holešovice, a district with a rich cultural life and interesting food scene.

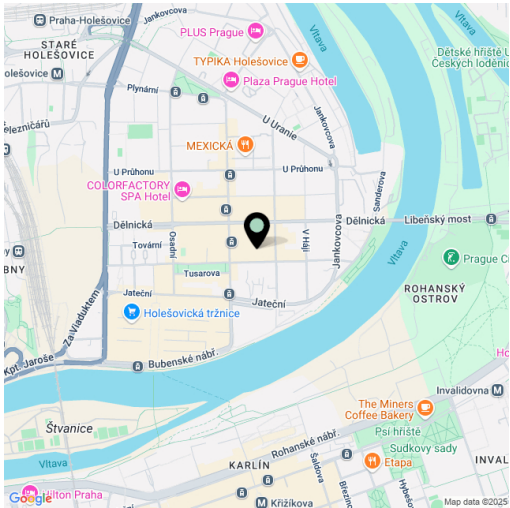
The layout of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a study, a bathroom (with a bathtub and 2 sinks), a separate toilet, and a foyer. The living room has access to the **balcony** and **terrace**. One bedroom has a door to the balcony and the other to the terrace.

Its **high-quality facilities** include **three-layer oak floors**, **floor-to-ceiling aluminum windows with insulated triple glazing**, south-facing windows with a preparation for exterior blinds, large-format ceramic tiles in the bathroom and sanitary ware by the reputable brands **Kaldewei** and **Hansgrohe**, painted interior doors, a security class III profiled entrance door, and central heating. The building has an **elevator**. A **cellar storage cubicle** and **parking space** in a car stacker are available for purchase.

Excellent urban amenities in the immediate vicinity. A kindergarten and elementary school are on the same street, and the **private Duhovka Montessori high school** is nearby. The center is accessible within a few minutes by public transport. A tram stop is about a 3-minute walk away and you can easily walk to a metro station, the new Prague-Bubny Railway Station, and the **HolKa footbridge** to Karlín. A number of nearby **sports grounds** offer opportunities for active recreation, as does nearby **Stromovka Park** or the new **U Vody Park** with a community garden, seating, fireplace, playground, and outdoor gym.

Floor area 95.6 m², terrace 16.5 m², balcony 9.2 m².

The project is scheduled to be finished in the first half of 2028.



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Tusarova 41

Byt | Apt **6.3**

6. NP 5th floor	3+kk 2 bedroom
1	Předsíň Hallway
2	Toaleta Toilet
3	Koupelna Bathroom
4	Pracovna Office
5	Ložnice Bedroom
6	Obývací pokoj Living room
7	Ložnice Bedroom
8	Terasa Terrace
9	Balkon Balcony
Celková plocha Total area	
121,3 m²	

Užitná plocha | Usable area 89,6 m²
Podlahová plocha | Floor area 95,6 m²



Způsob výpočtu podlahové plochy je stanoven v souladu s národním výkresem č. 386/2013 Sb. Tento výkres byl zpracován pro makléřským účely. Zobrazení podlahy bytu, včetně jeho vnitřního vybavení a podlahy, je pouze ilustrativní. Vybavení a spotřebiče nejsou součástí prodeje. Prodalci si vyhrazují právo na případné změny.

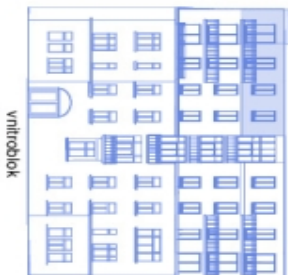
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